

Spencer
& Leigh



10 Warmdene Close, Patcham, Brighton, BN1 8LB

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Price £425,000 - Freehold

- Semi detached home
- Three good size bedrooms
- G/f Cloakroom/WC and First Floor Shower Room
- Potential to extend, STNC
- 15' Bay fronted living room
- Quiet cul-de-sac location
- Good access to local amenities, shops, bus routes and schools
- No onward chain
- South facing rear garden
- Exclusive to Spencer & Leigh

This semi-detached house presents an excellent opportunity for those seeking a family home with potential for improvement. Spanning 764 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those seeking a comfortable living space.

Upon entering, you will find a welcoming reception room that offers a versatile area for relaxation and entertaining. The ground floor also features a convenient cloakroom/WC, enhancing the practicality of the home. The first-floor bathroom provides essential amenities, ensuring comfort for all residents.

One of the standout features of this property is its potential for extension, subject to the necessary consents. This offers the new owner the chance to tailor the home to their specific needs and preferences, whether that be expanding the living space or enhancing the garden area.

The absence of a chain means that this property is ready for a swift transaction, allowing you to settle into your new home without delay. Warmdene Close is a peaceful location, providing a sense of community while being conveniently close to local amenities and transport links.

In summary, this semi-detached house in Patcham is a fantastic opportunity for buyers looking to invest in a property with room for personalisation and growth. With its three bedrooms, practical layout, and potential for extension, it is a must-see for anyone seeking a new home in Brighton.



Warmdene Close is a much sought after location situated near to Patcham Old Village. There are what are considered to be good local schools within walking distance along with a regular bus service to the city and network links to London. Local shopping facilities are a short walk away along with the nearby M & S Food, Matalan, Pets at Home, Dunelm and Asda Superstore.



Entrance
Entrance Hallway
Living Room
15'1 x 14'5
Kitchen
15'1 x 8'6
G/f Cloakroom/WC
4'3 x 2'8
Stairs rising to First Floor

Bedroom
11'10 x 9'2
Bedroom
10'2 x 9'2

Bedroom
8'10 x 8'10

Shower Room/WC
7'7 x 5'11

OUTSIDE

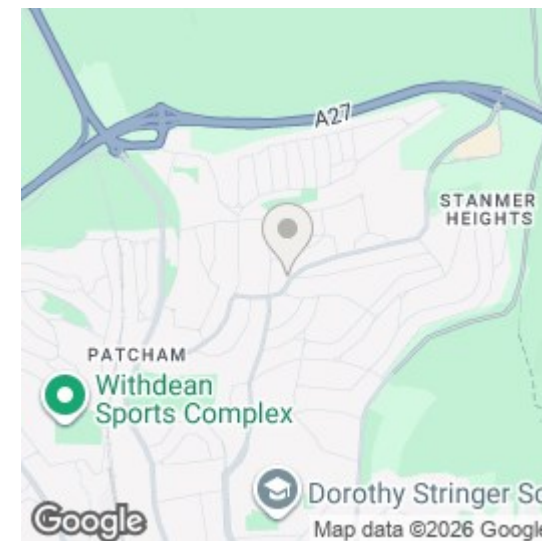
Rear Garden

Property Information
Council Tax Band C: £2,292.84 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 11 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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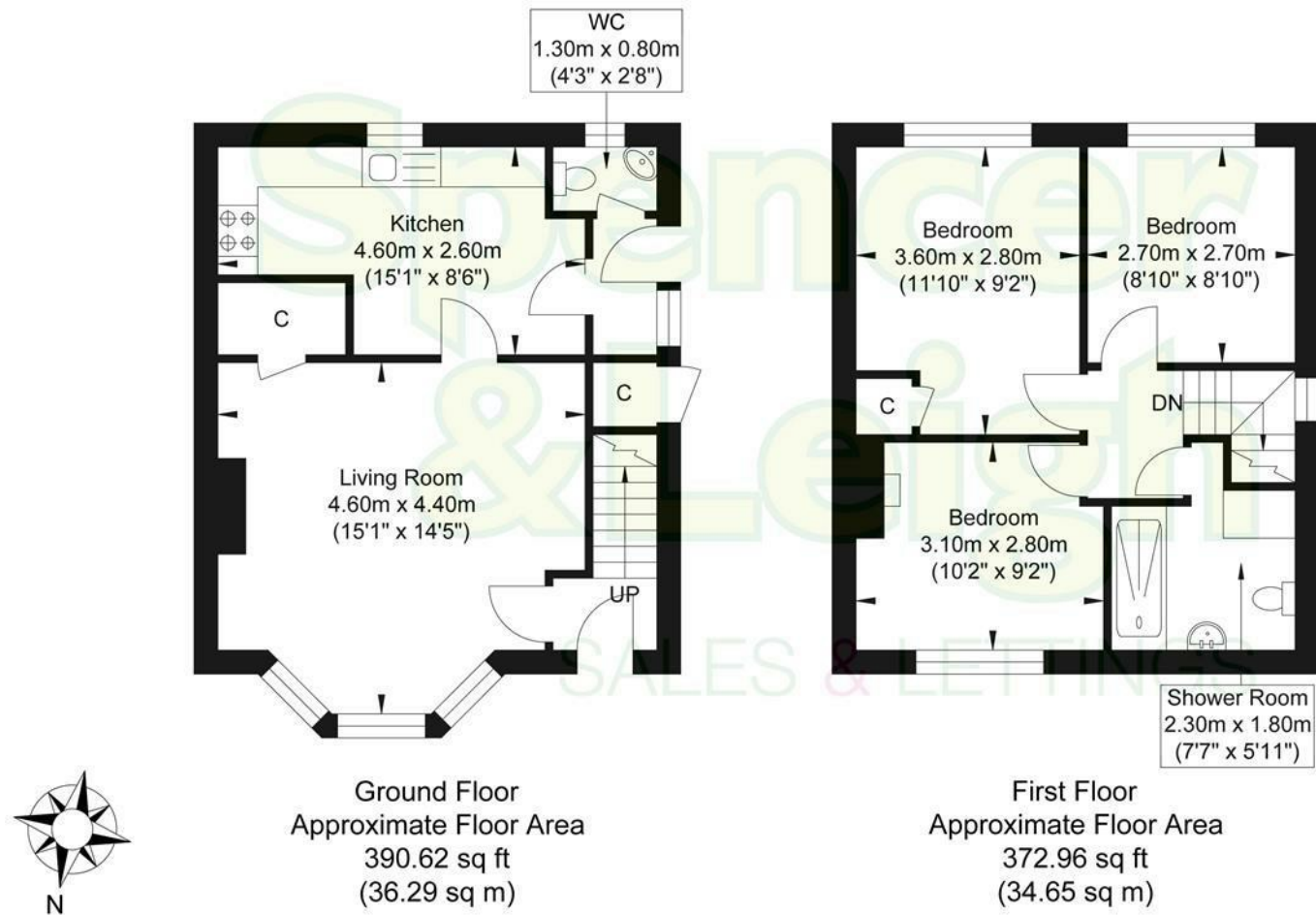
Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Warmdene Close



Approximate Gross Internal Area = 70.94 sq m / 763.58 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.